

Applicant	One Las Olas, Ltd.	
Request	Notice of Proposed Change To Extend the Buildout Date and Amend the Development Order.	
Location	100-200 East Las Olas Boulevard	
Legal Description	New River Center Plat, Parcels "A", "B", "C" and "D", P.B. 151 P. 15.	
Property Size	5.603 acres (244,096 sq. ft.)	
Zoning	RAC-CC	
Existing Land Use	Existing Sun-Sentinel office building, surface parking lot and Riverhouse residential building, and development site for Riverhouse Phase II	
Future Land Use Designation	Downtown Regional Activity Center	
Comprehensive Plan Consistency	Consistent with the Future Land Use Element – Permitted Uses – L. Regional Activity Center – Downtown Regional Activity Center.	
Other Required Approvals	City Commission approval as a non-substantial deviation, or request for further development-of-regional-impact review	
Applicable ULDR Sections	Sec. 47-24.10 Development of Regional Impact (DRI)	
Notification Requirements	Sec. 47-27.11 Notice shall be given in accordance with F.S. ch. 380. 15-day notice of public hearing	
Action Required	Recommend Approval as a Non-Substantial Deviation, Recommend Approval With Conditions, or Recommend Further Development-of-Regional-Impact Review	
Project Planner	Name and Title	Initials
	James Cromar, Planner III	
Authorized By		
Approved By		

Request:

The applicant is amending the Florida Quality Development (FQD) Development Order to

1. extend the build-out date from December 31, 2003 to December 31, 2008,
2. reduce the amount of office development in Phase II from 750,000 square feet to 650,000 square feet, and
3. provide for bi-annual rather than annual reports.

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved FQD/DRI be made to the local government, the regional planning agency, and the state land planning agency. According to F.S. 380.06(1):

The term "development of regional impact," as used in this section, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

In addition to this submission to the City of Fort Lauderdale, the applicant submitted notification to the South Florida Regional Planning Council (SFRPC) and to the Bureau of State Planning, Department of Community Affairs. In a letter dated January 25, 2005, the SFRPC determined that this amendment will not create significant regional issues and that this amendment may be processed as a non-substantial deviation.

Property/Project Description:

The FQD covers the area bounded by the SE 3 Avenue to the east, Las Olas Boulevard to the north, SE 1 Avenue to the west and the New River to the south. This area consists of four parcels:

- Parcel "A" – the low-rise portion of Riverhouse Phase I and the development site for Riverhouse Phase II
- Parcel "B" – the site of the Sun-Sentinel office building
- Parcel "C" – currently a surface parking lot
- Parcel "D" – the tower portion of Riverhouse Phase I

Parking and Traffic:

The proposed amendment decreases the development impacts, and does not trigger the need for additional parking and traffic analysis.

Adequacy and Neighborhood Compatibility:

The proposed amendment decreases the development impacts, and does not trigger the need for additional Adequacy and Neighborhood Compatibility analysis.

Comprehensive Plan Consistency:

The proposed amendment is consistent with the Future Land Use Element of the Comprehensive Plan and the permitted uses for the Downtown Regional Activity Center. The Comprehensive Plan Chapter 2 - 40 (Volume I - 71) states:

The designation of a specific area and boundaries as a Chapter 380 regional activity center for the purpose of increasing DRI review thresholds does not change the City of Fort Lauderdale Land Use Plan map designation of any land, nor does it change the uses or intensities of development authorized by the Future Land Use Element of the City's Comprehensive Plan. It only changes the circumstances under which proposed development in the designated area would have to be reviewed through the Chapter 380, F.S., DRI process.

Staff Determination:

The applicant requested three amendments to the FQD Development Order.

1. Extend the build-out date from December 31, 2003 to December 31, 2008,

According to F.S. 380.06(19)(c):

An extension of the date of buildout of a development, or any phase thereof, by 7 or more years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. An extension of the date of buildout, or any phase thereof, of 5 years or more but less than 7 years shall be presumed not

to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government.

Staff finds that the request does not meet the criteria to create a substantial deviation.

2. Reduce the amount of office development in Phase II from 750,000 square feet to 650,000 square feet

F. S. 380.06(19) list several criteria for findings of substantial deviations. The reduction of the amount of office development does not appear to meet the criteria to create a substantial deviation.

3. Provide for bi-annual rather than annual reports.

F.S. 380.06(18) requires the “developer to submit a biennial report on the development of regional impact to the local government, the regional planning agency, the state land planning agency, and all affected permit agencies in alternate years on the date specified in the development order, unless the development order by its terms requires more frequent monitoring.” In this case, the applicant is offering to submit a greater frequency of reports.

Staff finds that the request amendments do not create a substantial deviation to the FQD, and do not require further DRI review.